

COUNTY OF LOUDOUN
DEPARTMENT OF BUILDING AND DEVELOPMENT
ZONING ADMINISTRATION 2nd REFERRAL

DATE: July 8, 2009

TO: Michael Elabager, Project Manager, Department of Planning

FROM: Michelle Lohr, Planner, Zoning Administration 

CASE NUMBER & NAME: SPEX 2009-0001 Animal Shelter

TAX MAP/PARCEL NUMBER (PIN): /37////////101B/ (344-45-5673)

Zoning Administration has reviewed the second submittal of the above-referenced **Special Exception (SPEX)** application consisting of (1) Memorandum from Michael Elabager dated June 23, 2009, (2) Applicant Responses to Referral Comments dated June 18, 2009, (3) Statement of Justification revised May 16, 2009, and (4) Special Exception Plat dated 3/25/09, revised 6/18/09. Staff has the following comments regarding the Special Exception Plat:

1. **Cover Sheet. Note 14.** State that the proposed structure is approximately 1,500 sq. ft. for consistency with Sheet 2.
2. **Cover Sheet.** Include note that the use will meet the noise ordinance standards of the Zoning Ordinance.
3. **Sheet 2.** Label the approximate number of parking spaces to be provided in the parking area just inside the property line. Conformance with the minimum parking requirements will be verified at site plan.
4. **Sheet 2.** Amend the label of the proposed structure as approximately 1,500 sq. ft. to be consistent with the table under Maximum Lot Coverage.
5. **Sheet 2.** Include a key for the shading/hatching of structures on the plan or remove if not necessary.
6. **Sheet 2.** It is recommended that additional buffering be located to the east of the new structure to effectively screen it from Hamilton Station Road.

The comments included in this referral should be addressed prior to action by the Planning Commission and Board of Supervisors.

Copy: Marilee L. Seigfried, Deputy Zoning Administrator